



Solicitors & Estate Agents










Offers Over

**£340,000**

## 19 Pentland View

Currie | Edinburgh | EH14 5QB

Neilsons are delighted to present to market this immaculately presented, four bedroom semi-detached house, located in the popular residential area of Currie to the south west of the City Centre. Offering well proportioned accommodation with the added benefits of a large rear garden, off street parking and a large basement, this would make an ideal family home, with viewing being highly recommended.

-  4 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private front and rear gardens
-  Double driveway
-  EPC rating – D
-  Council tax band – C



## Description

In true move in condition, the accommodation is laid out over two levels with downstairs briefly comprising of entrance hallway with space for storage under the stairs, bright dual aspect lounge/dining room, modern fitted kitchen with a range of grey wall and base units with co-ordinated worktops and a door to the rear garden, and bedroom four (which could also be used as a second public room) with storage cupboard.

Moving upstairs there is a naturally lit landing, two bedrooms to the front, both with built in storage and views over parkland, a bedroom to the rear with fantastic open views over to Fife, a handy WC, and a partially tiled bathroom with a white suite including a three quarter bath with overhead rainfall shower, and heated towel rail. There is also an attic with power and light which is accessed via a Ramsay ladder and a large basement with power which is accessed from an external rear door and offers great storage options. The property also benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, fridge/freezer, and integrated washing machine, dishwasher, and microwave.

## Gardens and Parking

A front garden with lawn and path welcomes you to the property and to the rear is a large garden laid to lawn with a shed, offering a great space for dining in the warmer months and a place for children to play. A double driveway provides off street parking and unrestricted on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).







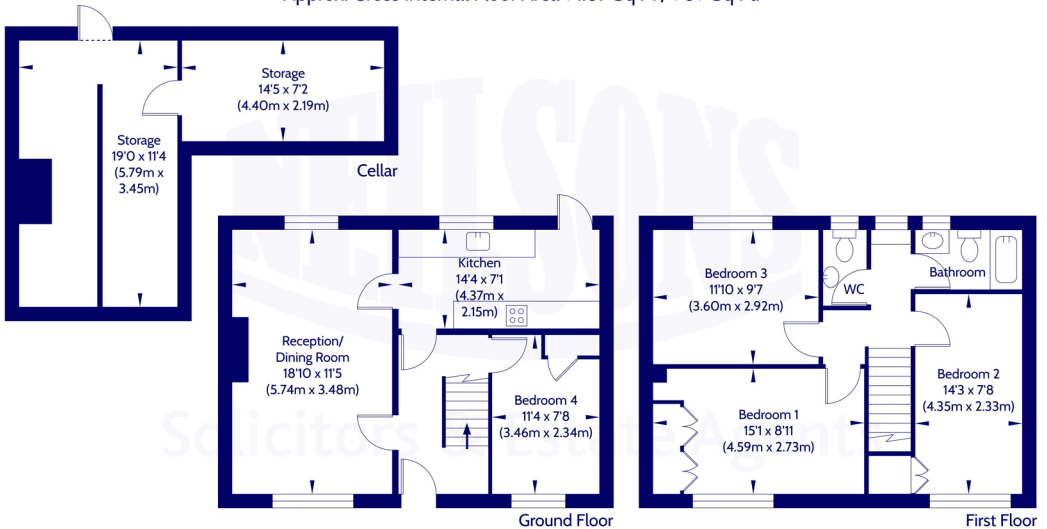
## Location

The property is in the ever-popular area of Currie situated approximately seven miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of a frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Also within easy commuting distance of Heriot Watt University at Riccarton, The Gyle Shopping centre and Hermiston Gait.





Approx. Gross Internal Floor Area 91.87 Sq M / 989 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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